



# Inglebys

Estate Agents



## 14 Langbaurch Court

Saltburn-By-The-Sea, TS12 1ET

**Offers Around £175,000**

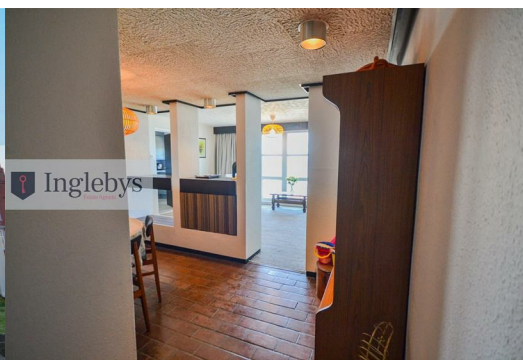


Welcome to Langbaurch Court, a charming property located in the picturesque Saltburn-By-The-Sea. This delightful apartment boasts two cosy bedrooms, perfect for a small family or those looking for a guest room or home office.

One of the highlights of this apartment is the inviting reception room, providing a comfortable space to entertain guests or unwind with your loved ones. Imagine enjoying your morning coffee or evening tea while taking in the scenic coastal views from your very own balcony.

The newly fitted kitchen is a chef's dream, offering a stylish and functional space to prepare delicious meals. Whether you are a culinary enthusiast or simply enjoy cooking for your family, this kitchen is sure to inspire your inner chef.

Langbaurch Court is not just a property; it's a lifestyle. With its convenient location near the sea, you can enjoy leisurely strolls along the beach or explore the charming town of Saltburn-By-The-Sea.



Communal Entrance

Phone Entry System. Carpet. Stairs leading to all floors.

Living Room 24'6" x 15'5" (7.49m x 4.70m)

UPVC triple glazed crittall style windows, electric fire, carpet flooring, electric night storage heater.

Dining Area

Tiled Floor.

Kitchen 8'10" x 7'6" (2.71m x 2.30m)

Newly fitted kitchen - grey wall and base units with plinth lighting. Electric oven and hob, composite sink and mixer tap. Integrated fridge , laminate worktop, laminate flooring. UPVC triple glazed window to front aspect.

Bathroom 7'5" x 6'4" (2.27m x 1.94m)

Panel bath, low level WC, pedestal sink, electric heater. In need of modernisation.

Bedroom One 11'4" x 8'11" (3.47m x 2.73m)

UPVC double glazed window, fitted wardrobes, electric night storage heater.

Bedroom Two 9'0" x 7'5" (2.76m x 2.27m)

UPVC double glazed window to rear aspect. electric night storage heater.

External

Garage

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Situated in the highly sought after Langbaurgh Court, directly on Marine Parade, this top-floor apartment boasts fabulous sea & coastline views to the front aspect, complete with a private balcony. Off-street parking for 1x car, and being close to Saltburn's thriving Town Centre & beach, this property must be viewed to be fully appreciated.

Tenure Details: Share of Freehold.

PLEASE NOTE: Due to lease restrictions, holiday lettings, residential lettings & pets are strictly prohibited.

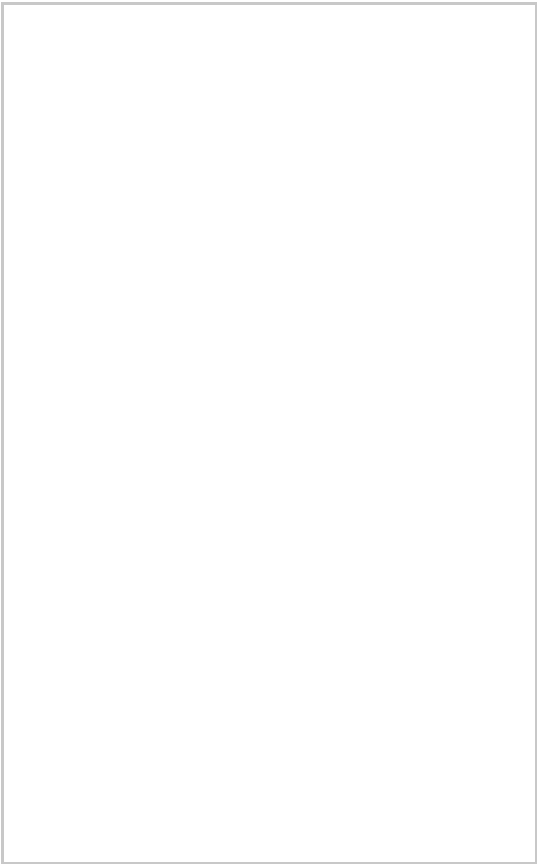
EPC Rating: Awaiting certificate.

Council Tax Band: Band-B.

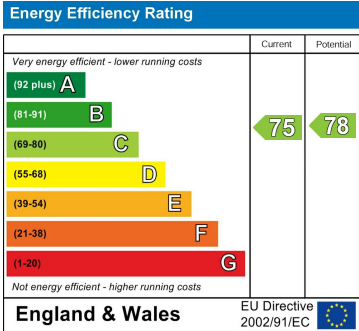
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.